



**PUBLIC NOTICE  
WILLIAMSBURG CITY COUNCIL**

The Williamsburg City Council will hold a public hearing on Thursday, December 11, 2014, 2:00 p.m. in the Third Floor Conference Room at the Williamsburg Municipal Building, 401 Lafayette Street, to consider the following:

**PCR #14-023:** Request of Quarterpath Associates LP for a special use permit to convert 60 of the existing 128 motel rooms into 40 apartments at 614 and 620 York Street (Quarterpath Inn/Knights Inn). This property is zoned B-2 Corridor Business District.

Additional information is available at [www.williamsburgva.gov/publicnotice](http://www.williamsburgva.gov/publicnotice) or at the Planning Department [(757) 220-6130], 401 Lafayette Street. Interested citizens are invited to attend this hearing and present their comments to the Council.

If you are disabled and need accommodation in order to participate in the public hearing, please call the City Manager's office at (757) 220-6100, (TTY) 220-6108, no later than 12:00 noon, Thursday, December 4, 2014.

Gerry S. Walton  
Deputy Clerk



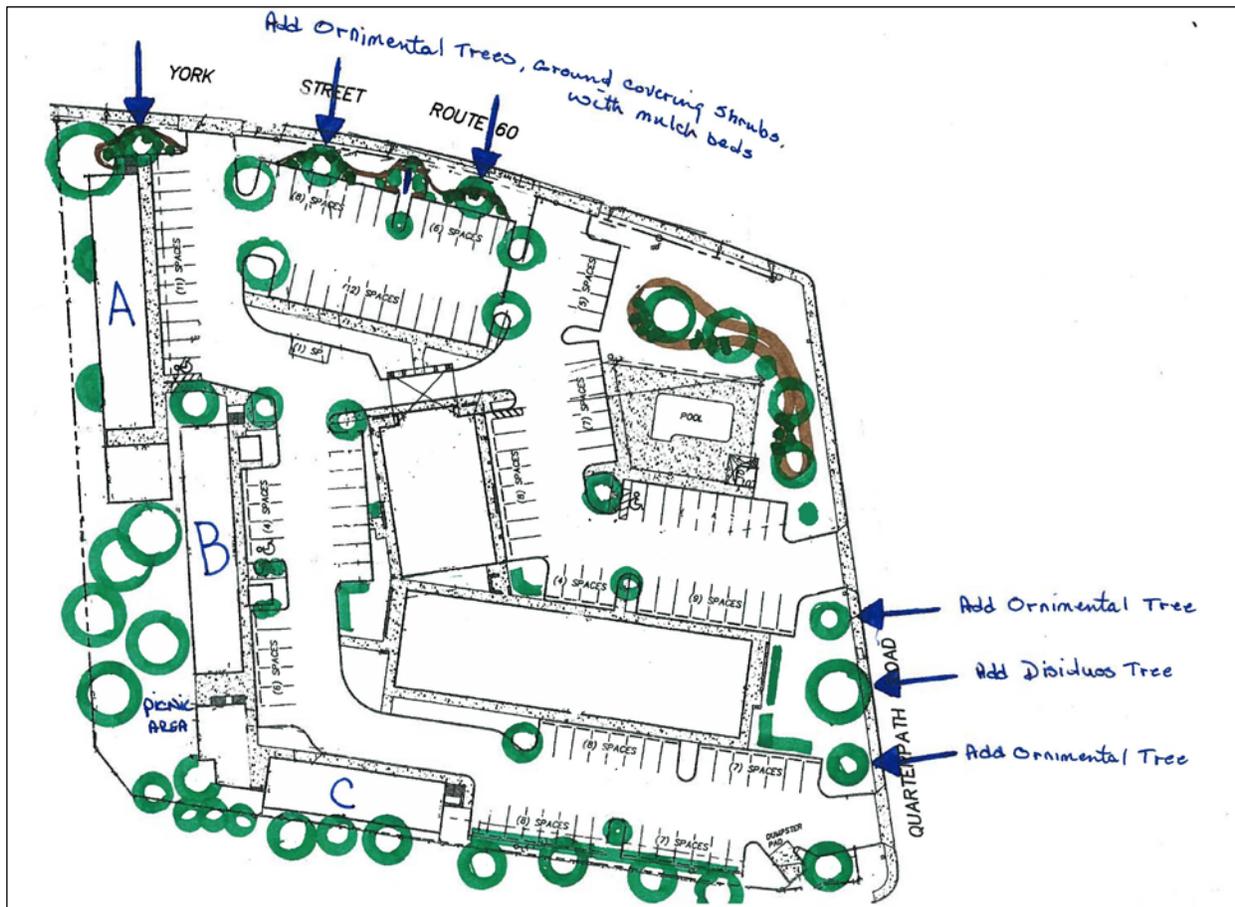
**CITY OF WILLIAMSBURG**  
MEMORANDUM

**DATE:** November 21, 2014

**SUBJECT:** PCR #14-023

**Request of Quarterpath Associates, LP for a special use permit to convert 60 motel rooms into 40 apartments at 620 York Street**

Quarterpath Associates is proposing to convert 60 of the existing 128 motel rooms into 40 apartments at 620 York Street, which requires a special use permit in the Corridor Business District B-2. The proposal is to convert 60 motel rooms in Buildings A, B, and C (see illustration below) into 40 apartments, a leasing office, storage and maintenance, community, exercise and laundry rooms. The 40 proposed apartments will consist of 35 efficiency, three one-bedroom and two two-bedroom apartments. Schematic plans for the proposed apartments are separately attached. The remaining two buildings on the site with 68 motel rooms and associated motel uses will continue to be used as a motel. The applicant's statement is attached.



## COMPREHENSIVE PLAN

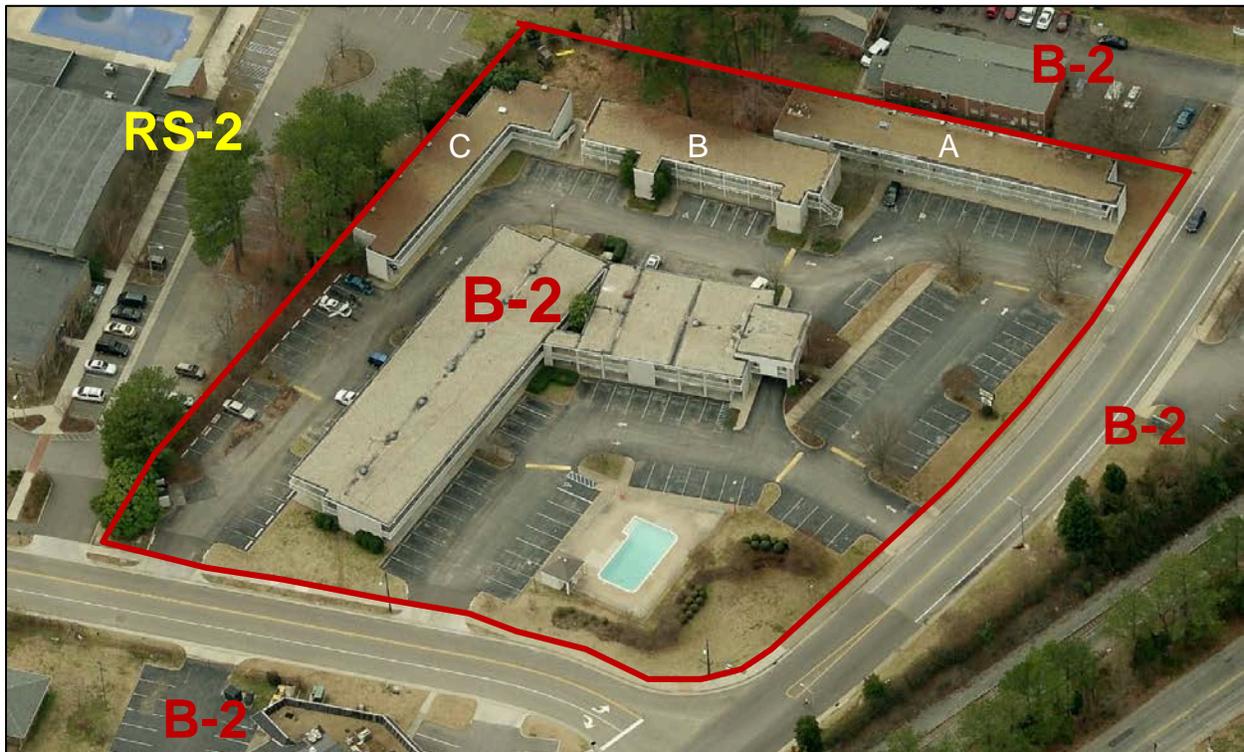
The 2013 Comprehensive Plan designates this parcel as Corridor Commercial land use, which is defined by the Plan as follows:

*This property is designated as Corridor Commercial land use in the 2013 Comprehensive Plan. This land use category designates land on the City's heavily traveled entrance corridors for commercial and service uses primarily oriented to the automobile. This category applies to local shopping areas, hotels, restaurants and substantial sections of Richmond Road, Capitol Landing Road, York Street, Second Street and the small portion of Mooretown Road located within the City limits are currently developed in this land use pattern. To ensure high quality development, the more intensive commercial uses should require special use permits. Corridor Commercial land use is intended to promote the City's economic development policy for its limited, remaining high-visibility commercial sites.*

Land to the north (Valero), east (Yorkshire Inn) and west (Brentwood Apartments) are designed as Corridor Commercial land use. The land to the south (Quarterpath Park) is designated as Parks, Parkway and Recreation.

## ZONING

This property along with the properties to the north, east and west are zoned Corridor Business District B-2. The land to the south is zoned Single-Family Dwelling District RS-2.



The statement of intent for the B-2 District reads:

*This district is established to provide locations on heavily traveled collector and arterial highways for those commercial and service uses primarily oriented to the automobile. This district is applied along those streets primarily used to access local shopping areas, and providing locations for existing and future hotels, restaurants and other tourist retail uses.*

## **SPECIAL USE PERMIT**

The B-2 District allows multifamily dwellings with a special use permit, provided that not more than 67 percent of the gross floor area on any lot may be devoted to multifamily use.

The special use permit section of the Zoning Ordinance (Sec. 21-42) establishes the following criteria for special use permits:

- (a) *The proposed use shall be:*
  - (1) *In harmony with the adopted comprehensive plan;*
  - (2) *In harmony with the intent and purpose of the zoning district in which the use is proposed to be located;*
  - (3) *In harmony with the character of adjacent properties and the surrounding neighborhoods, and with existing and proposed development.*
- (b) *The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection and public water and sewer facilities.*
- (c) *The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.*
- (d) *The proposed use shall be designed, sited and landscaped so that the use will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.*

Additional reasonable standards as deemed necessary to protect the public interest and welfare may be imposed, including: more restrictive sign standards; additional open space, landscaping or screening requirements; additional yard requirements; special lighting requirements; limitation on hours of operation; and additional off-street parking and loading requirements.

The Planning Director or Planning Commission may require the following additional information:

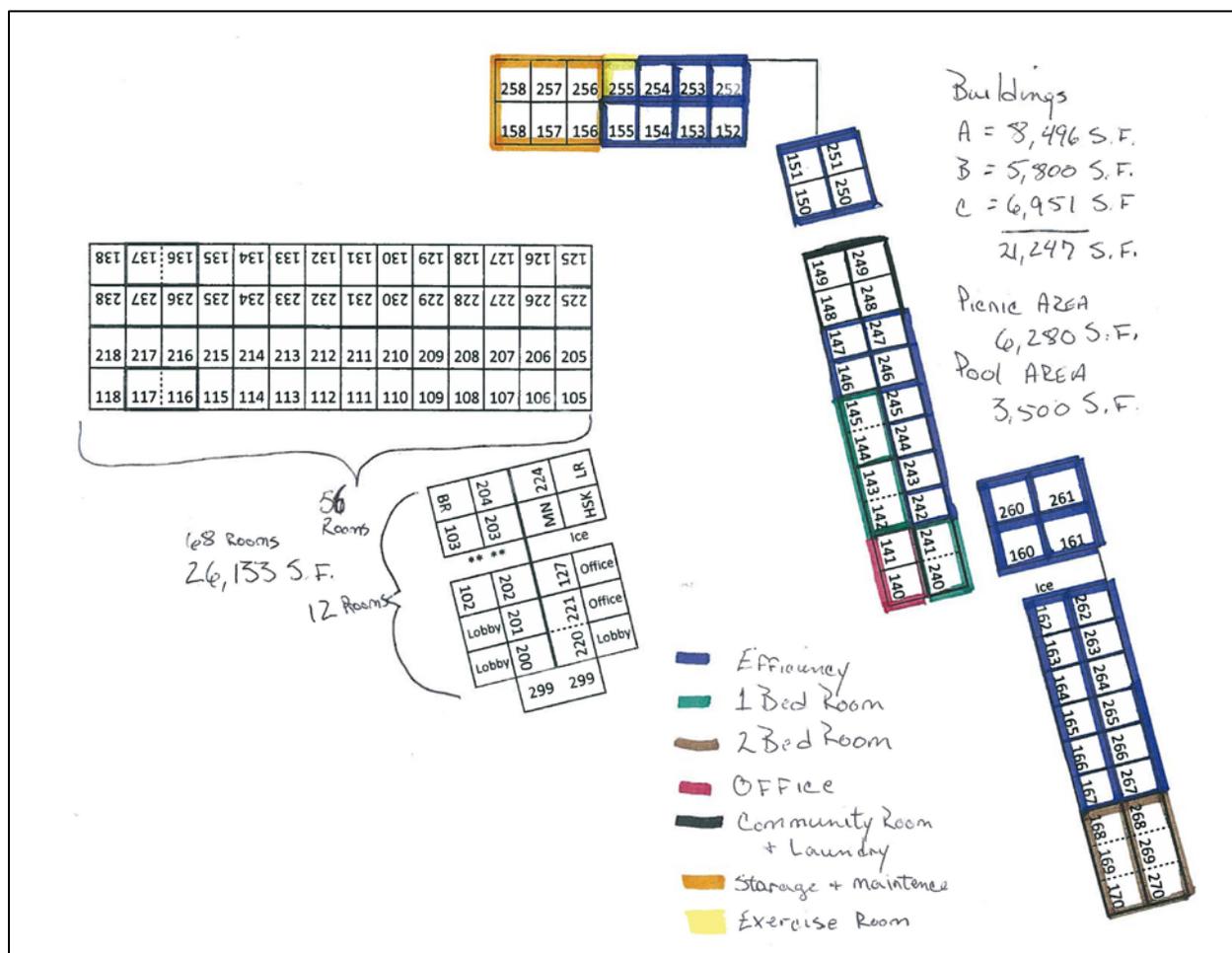
- (1) A traffic impact analysis, showing the effect of traffic generated by this project on surrounding streets and neighborhoods.
- (2) A public utility analysis, showing the effect of this project on public water, sewer and/or storm drainage facilities.
- (3) A fiscal impact analysis. The Planning Director or the Planning Commission may request the City Council to provide funds for the preparation of this study by the City.

Staff does not feel that any additional studies are needed in order to make a decision on this request.

## ANALYSIS

### Proposed Conversions

It is proposed to convert 60 of the existing 128 hotel units into 40 apartments, storage and maintenance, a leasing office, laundry, exercise and community rooms which will result in a residential density of 14 dwelling units per net acre, which meets the requirements of the B-2 District. The B-2 District requires a special use permit for multifamily dwellings and requires that not more than 67% of the gross floor area on any lot may be devoted to multifamily use. The gross floor area of Buildings A, B and C, which are proposed for apartments, is 21,247 square feet, with 26,133 square feet in the remaining two hotel buildings. This results in 45% of the floor area being used for residential, which meets the floor area ratio requirement of not more than 67%.



The applicant proposes 35 efficiency apartments which will each utilize one existing hotel room. A two burner stove top, microwave oven, small sink and under the counter refrigerator will comprise the kitchen area as shown on the enclosed drawing. The three one-bedroom units will utilize two existing hotel rooms and will consist of a

bedroom/bathroom and kitchen/living room area. The kitchen will contain a two-burner stove top, microwave oven, full size sink and refrigerator as shown on the enclosed drawings. The two two-bedroom units will each utilize three existing hotel rooms and will consist of two-bedroom/bathrooms and a kitchen/living room area. The kitchen will contain a two burner stove top, microwave oven, full size sink and refrigerator as shown on the enclosed drawings. Ovens are not proposed for any of the 40 units. The applicant does not propose to remove any motel doors to the one and two-bedroom units so that the appearance will be that of a hotel and not an apartment complex.

The site currently contains 130 parking spaces and 129 spaces will be required based on the 68 hotel rooms (68 spaces) and 40 apartments (61 spaces). Five of the 130 parking spaces will need to be accessible spaces and three accessible spaces are currently located on the site.

The applicant has indicated existing trees and proposed trees on the conceptual plan. Additional ornamental trees and shrubs are proposed adjacent to York Street. Additional deciduous and ornamental trees are proposed along Quarterpath Road. Landscaped open space required for the site is 20% and approximately 40% of the site is landscaped open space.

Since the applicant proposes over 25 apartments, 200 square feet of recreation area must be provided for each unit, resulting in a requirement for 8,000 square feet of recreational area. The applicant proposes 9,780 square feet of recreation area consisting of a picnic area and use of the existing swimming pool for the apartments. A community room and exercise room are also proposed for the apartments.

The applicant proposes to convert the 60 hotel units in three phases. The first phase will convert 14 rooms in Building B into 11 apartments. Phase 2 will convert 18 hotel rooms in Building A into 14 units. Phase 3 will convert 14 hotel rooms in Building C into seven apartments, an exercise room and storage rooms. The applicant also proposes to complete in Phase 3 the leasing office, laundry room and community room in Building B.

### **Site Plan Review Committee**

The Site Plan Review Committee met on October 15 on the conceptual site plan and was satisfied with the conceptual site plan design.

### **Other Hotels**

There are 27 other hotel properties located in the B-2 District that have a total of 2,338 rooms and a potential to convert a portion of these rooms to apartments. Of these 27 hotels, seven have been built in the last twenty years. Of the 20 hotels more than twenty years old, 17 hotels have rooms with exterior doors and corridors instead of interior corridors with rooms.

These older hotels are increasingly being used to house individuals on a long term basis, and this is a concern especially since other Peninsula localities are reducing the

time individuals may stay in their hotels. Staff is concerned about setting a precedent for converting portions of hotels to apartments if this special use permit is approved, especially since there are many similar hotels in the B-2 District. According to the 2010 Census, the City has 44% owner-occupancy and 56% renter-occupancy which is much higher than adjacent jurisdictions.

School costs are also a concern, since there are 63 public school students living in City hotels for the 2014-2015 school year, 57 in the B-2 District with the remainder in the B-3 District. The cost to the City with the current school contract is \$9,730 per student. Students living in City and County hotels are not counted toward the student total per jurisdiction. Converting hotel units into apartments will increase the regular student count in the City, thereby increasing the City's cost for funding the Williamsburg-James City County Schools.

### **Impact on Commercial Corridors**

The 2013 Comprehensive Plan discusses residential uses in Corridor Commercial areas:

While residential uses can be an important part of commercial areas, steps should be taken to ensure that land in the *Corridor Commercial* areas remains available for commercial development and redevelopment. This is particularly important because only 6% of the City's land area is currently devoted to commercial use, and only 6% of the City's vacant land is available for new commercial or mixed use development. *Corridor Commercial* land developed for mixed use projects should have a limitation on the maximum amount of residential use allowed to preserve the availability of land for commercial uses.

*Recommendation:* To allow more flexibility and to encourage well-planned mixed use projects, apartments, condominiums and townhouses should be allowed in the B-2 District, but with a special use permit to allow the review of projects on a case-by-case basis. The residential threshold should remain at 67% of the total floor area on an individual lot, which would allow either one floor of commercial use with residential above, or commercial use on the front of the property with residential use on the rear.

The intent of this section is to encourage new mixed-use developments in the B-2 District similar to the Shops on Second Street (approved with 29 townhome style condominiums) and other mixed-use developments that have been approved in other zoning districts: Quarterpath at Williamsburg (Riverside) [ED], Tribe Square [PDC], City Green [LB-2], Griffin Arms [B-1], and Prince George Commons [B-1].

For many years the Planning Department has recommended denial of requests to convert commercially zoned land to residential uses as listed below:

PCR #03-009: Staff recommended denial of rezoning 3.35 acres of vacant land at 222 Parkway Drive and 300 Third Street from B-3 to RM-2 for 46 dwelling units. Planning Commission made no recommendation because of a tie vote (2-2-1) and City Council approved the rezoning by a vote of 4-1.

PCR #07-029: Staff recommended denial of rezoning 6.84 acres of vacant land located at 200 Brookwood Drive adjacent to Holly Hills Carriage Homes from LB-4 to RM-1 to allow the construction of up to 20 dwelling units. Planning Commission recommended approval by a vote of 4-3 and City Council approved the rezoning by a vote of 5-0.

PCR #09-003: Staff recommended denial of rezoning 44.02 acres of land at 401 and 411 York Street from B-2 to RM-2 to allow conversion of 56 motel units into 54 apartments. Planning Commission recommended approval by a vote of 4-3 and City Council approved the rezoning by a 5-0 vote.

On the other hand, the Planning Department has recommended approval for projects that were consistent with the City's Comprehensive Plan. Many of these proposals demolished and replaced underperforming and unsightly commercial buildings with new mixed-use development. The City Lofts project redeveloped a hotel that had no frontage on Richmond Road into student apartments.

PCR #08-018: Rezoning of 2.09 acres of land at 1214, 1216 and 1220 Richmond Road from B-3 to LB-2 and granting of a special use permit, to demolish the Southern Inn property, Dis-N-That retail store, Monica Spiritual Reader and Advisor and 11 dwelling units for City Green, a new 6,937 square foot commercial building with 24 condominium units in the rear. Planning Commission recommended approval by a vote of 7-0 and City Council approved the rezoning by a vote of 5-0.

PCR #08-023: Rezoning of 0.518 acres of land at 521 Prince George Street and 203 Armistead Avenue from LB-1 to B-1 to B-1 Conditional in order to demolish Mama Mia's Restaurant and a single-family dwelling for Prince George Commons, a new mixed-use commercial building with seven apartments and approximately 10,500 square feet of commercial space that is now under construction. Planning Commission recommended approval by a vote of 7-0 and City Council approved the rezoning by a vote of 5-0.

PCR #10-002: Rezoning of 1.056 acres of land located at 255, 261 and 303 Richmond Road, 630 Prince George Street and 700 Scotland Street from B-1 to PDC for Tribe Square, a mixed-use development consisting of 14 student apartments and 10,634 square feet of commercial space. Planning Commission recommended approval by a vote of 7-0 and City Council approved the rezoning by a vote of 5-0.

PCR #11-015: Special use permit in the B-2 District to construct 13,250 square feet of new commercial space (Shops at Second Street) added to the existing 7,200 square feet of commercial space (Velvet Shoestring) plus 29 townhouse style condominiums fronting on Penniman Road. Planning Commission recommended approval by a vote of 7-0 and City Council approved the special use permit by a vote of 5-0.

PCR #12-006: Rezoning of 2,609 acres of land located at 1406 Richmond Road (currently 1406 Middle Street) from B-3 to PDU for City Lofts, 94 one-bedroom student apartments. Planning Commission recommended approval by a vote of 5-0 and City Council approved the rezoning by a vote of 4-0-1. This was subsequently revised to allow 14 one-bedroom and 75 two-bedroom student apartments with a maximum building occupancy of 256 persons.

PCR #13-026: Special use permit at 501 Prince George Street in the B-1 District for demolition of two commercial buildings for Griffin Arms, a new mixed-use development at 501 Prince George Street containing eight student apartments and 3,808 square feet of commercial space. Planning Commission recommended by a vote of 6-0 and City Council approved the special use permit by a vote of 5-0.

## **STAFF RECOMMENDATION**

Staff recommends that Planning Commission recommend to City Council that the request to convert 60 of the existing 128 hotel units into 40 apartments, a leasing office, a community room, a laundry room and an exercise room as shown on the conceptual plan be denied because the proposal is not supported by the policies and recommendations set forth in the 2013 Comprehensive Plan for the City's commercial corridors. Staff also recommends that Planning Commission re-evaluate allowing multifamily dwellings in the B-2 District with a special use permit, which would require amendments to the Comprehensive Plan and the Zoning Ordinance.

If Planning Commission wishes to recommend approval of the special use permit request to City Council, staff recommends the following conditions:

1. Only one entrance door allowed into the one and two bedroom units, laundry room and community room. The additional doors must be removed with the Architectural Review Board approving the exterior changes.
2. All plumbing fixtures and kitchens to be removed from the hotel rooms that are proposed for storage.
3. Additional shrubs planted adjacent to Quarterpath Road to enhance the streetscape with locations and plant material to be approved by the Zoning Administrator.
4. Landscape enhancements along York Street and Quarterpath Road being coordinated with the City's York Street Improvements project.
5. Additional analysis and potential mitigation measures for sanitary sewage flows to meet ordinance requirements.
6. The leasing office, community and laundry rooms being constructed in Phase I since that building is being renovated in Phase I.

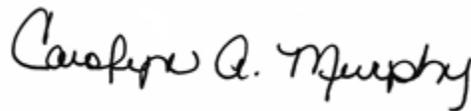
## **PLANNING COMMISSION RECOMMENDATION**

Planning Commission held a public hearing on November 19. Eight individuals spoke at the public hearing. Planning Commission recommended, by a vote of 7-0, that a special use permit be approved with the following conditions:

1. All building code requirements to be met.
2. All plumbing fixtures and kitchens to be removed from the hotel rooms that are proposed for storage.
3. Additional shrubs planted adjacent to Quarterpath Road to enhance the streetscape with locations and plant material to be approved by the Zoning Administrator.
4. Landscape enhancements along York Street and Quarterpath Road being coordinated with the City's York Street Improvements project.
5. Additional analysis and potential mitigation measures for sanitary sewage flows to meet ordinance requirements.
6. The leasing office, community and laundry rooms being constructed in Phase I since that building is being renovated in Phase I.
7. Occupancy of the efficiency and one-bedroom apartments to be limited to three individuals and the occupancy of the two-bedroom apartments to be limited to five.

## **CITY COUNCIL PUBLIC HEARING**

The City Council public hearing is scheduled for December 11, 2014 at 2:00 p.m. in the Third Floor Conference Room at the Williamsburg Municipal Building, 401 Lafayette Street.



Carolyn A. Murphy, AICP  
Deputy Planning Director

The Quarterpath Inn was built in 1972 coinciding with the opening of Busch Gardens. Along with the opening of Busch Gardens, Colonial Williamsburg was seeing significant growth in overnight visitation and ticket sales. In those first few years of being open, the Quarterpath Inn enjoyed great success, achieving occupancy levels in the in the high 70<sup>th</sup> percentile. As visitation to Colonial Williamsburg and Busch Gardens grew so did the needs for additional motel rooms. In 1982 the Quarterpath Inn expanded by an additional 20 rooms, taking the count to 90 rooms. In 1983 occupancy was 78%. Again in 1986, we expanded an additional 40 rooms taking the Inn to 130 rooms. Several years ago 2 of these rooms were used to expand the front desk/office space.

During the first 20 years, the Quarterpath Inn was extremely successful meeting the needs of the overnight visitors to Williamsburg. In 1988, paid visitation at Colonial Williamsburg reached an all-time high of approximately 1.3 million. Additionally, Busch Gardens had a healthy out-of-market supply of overnight visitors. Since the early 90's, visitation to Williamsburg has seen a steady decline. Fast forward, Colonial Williamsburg now sells approximately 650,000 tickets and Busch Gardens is ever more dependent on day trippers. As a result, nearly 80% of the 130 rooms remain unutilized on an annual basis.

Having met with multiple specialists in commercial real-estate and development, many redevelopment concepts have been explored for the Quarterpath Inn site. The universal consensus has been, that given the current economic situation, the size and location of the parcel and the level of debt attached to it, make almost all redevelopment options impossible. Specifically, destination hotel occupancy is at

an all-time low, ruling out building another hotel or even a restaurant. Low traffic counts and the lack of residential stock in the immediate vicinity rule out any type of retail, drug store or gas station/convenience store use. Only with significant changes in these key economic factors, could this location be deemed an economically sound investment for redevelopment.

The property is located in the B-2 district which reads:

*This district is established to provide locations on heavily traveled collector and arterial highways for those commercial and service uses primarily oriented to the automobile. This district is applied along those streets primarily used to access local shopping areas, and providing locations for existing and future hotels, restaurants and other tourism retail uses. Special use permits allow for Multifamily dwellings, provided that not more than 67 percent of the gross floor area on any lot may be devoted to multifamily use. Non-residential floor area shall be constructed simultaneously with the construction of the multifamily floor area.*

As a result, we are seeking a Special Use Permit to convert 60 unutilized hotel rooms into 40 apartments, a leasing office, laundry room, small community room, small exercise room and 6 storage/maintenance rooms. Our plan is to develop 35 single efficiency apartments, three one bedroom apartments consisting of a kitchen / living room combination and a bedroom. Two two-bedroom apartments consisting of two bedrooms with connecting living room kitchen combination. The 60 rooms, if occupied with tourists, would house about 240 people. The 40 apartments will house far less. Consequently the impact of traffic will also be far less.

We propose making the conversion in three phases. Initially, we will utilize three buildings that run along the western and southwestern sides of the lot (see attached diagram). Renovation of building B will complete the first phase. Building A will be the second phase. Building C will be the third phase. By the conclusion of the third phase, the leasing office, the laundry room, and the community room, exercise room will be in place. The total square footage of buildings A, B and C equals 21,247 S.F. (A = 8,496, B = 5,800, C = 6,951). The total S.F. of the remaining hotel totals 26,133.

We see the target market as anything from a single grad student, recent graduates, young professionals, those who need short term housing for transition between homes or affordable housing to the local workforce. Rents will range from \$650-\$1050 depending on the unit. Rents will include all utilities and Wi-Fi.

The remaining 68 units will continue to be used as a motel. Our goal is become a smaller boutique styled property after significant renovations. Through this process we will end up with approximately 60 motel rooms. We believe the motel operations, with the changes proposed will lead greater efficiencies, greater demand and ultimately, be more successful.

Approving this special use permit will allow us to earn revenue on space that is otherwise unoccupied. To be clear, we do not not see this as a long-term strategy but more of a five to ten year strategy. As market conditions improve with the ongoing development at Riverside and the natural compression between Newport News and Williamsburg this site will be in a better position to be fully

redeveloped in the future. There is ample parking on site to accommodate the proposed change in use. We will propose to make landscaping enhancements to include a picnic park (6,280 S.F.) for the residents. These changes are designed to help differentiate the two uses of the property.

258	257	256	255	254	253	252
158	157	156	155	154	153	152

251	250
151	150

249	248	247	246	245	244	243	242	241	240
149	148	147	146	145	144	143	142	141	140

260	261
160	161

262	263	264	265	266	267	268	269	270
162	163	164	165	166	167	168	169	170

Buildings

A = 8,496 S.F.

B = 5,800 S.F.

C = 6,951 S.F.

21,247 S.F.

Picnic AREA

6,280 S.F.

Pool AREA

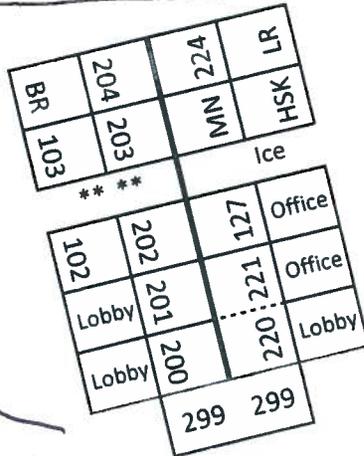
3,500 S.F.

125	126	127	128	129	130	131	132	133	134	135	136	137	138
225	226	227	228	229	230	231	232	233	234	235	236	237	238
505	506	507	508	509	510	511	512	513	514	515	516	517	518
105	106	107	108	109	110	111	112	113	114	115	116	117	118

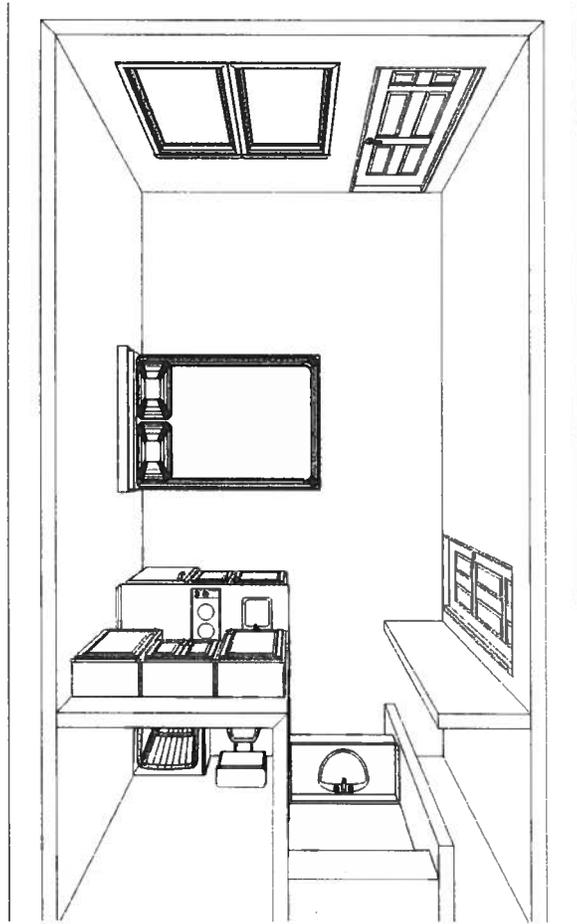
68 Rooms  
26,133 S.F.

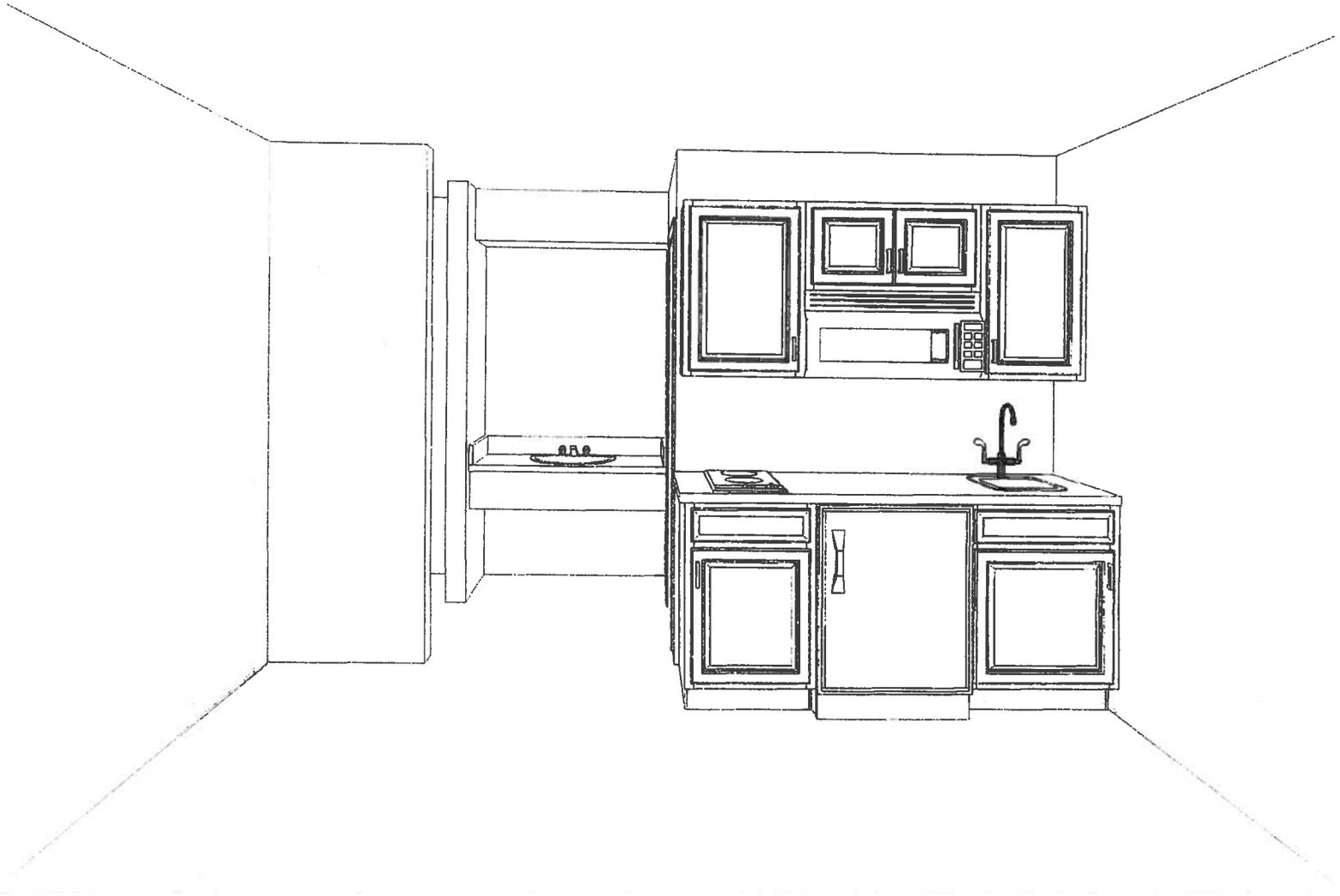
56 Rooms

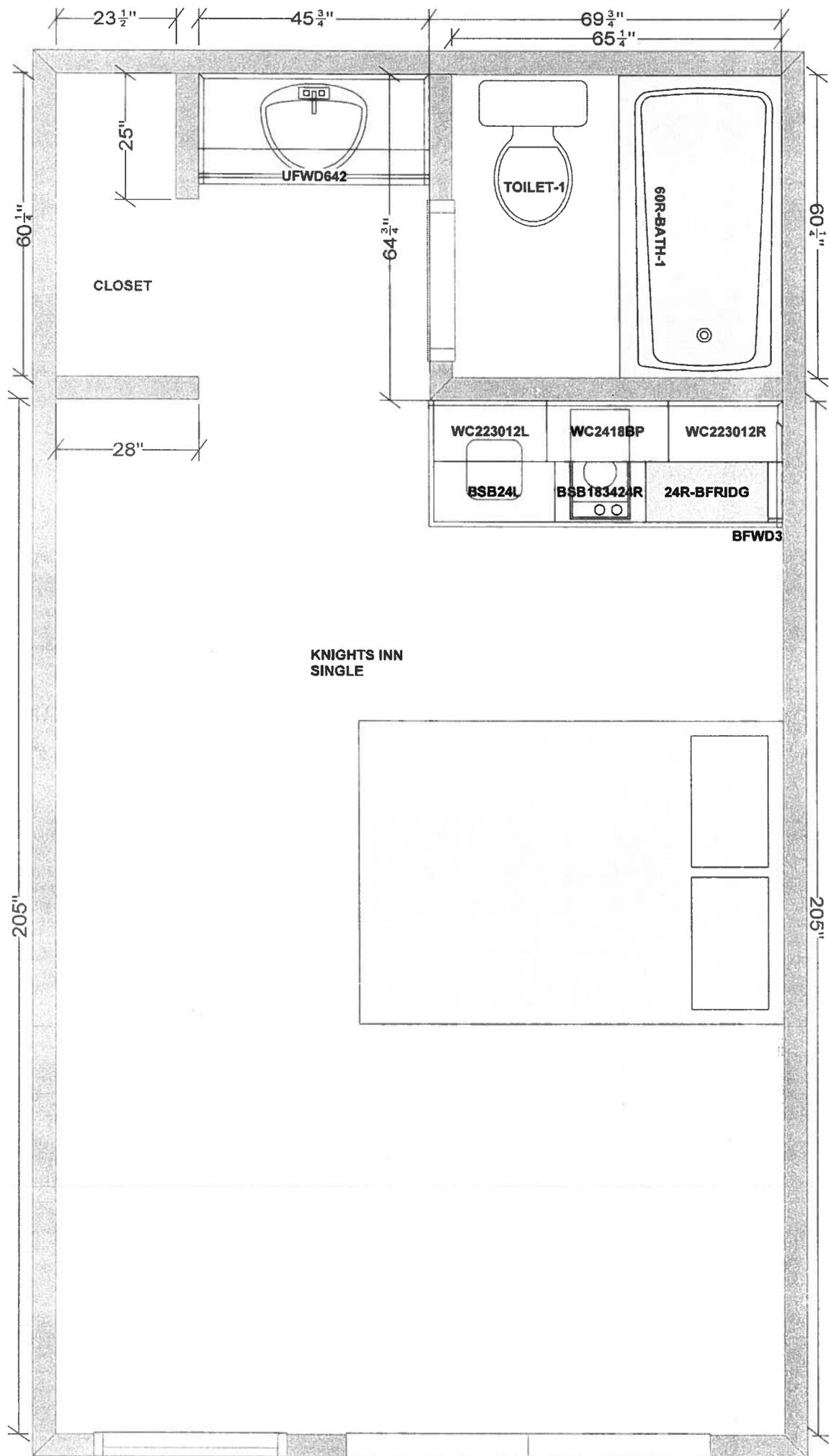
12 Rooms

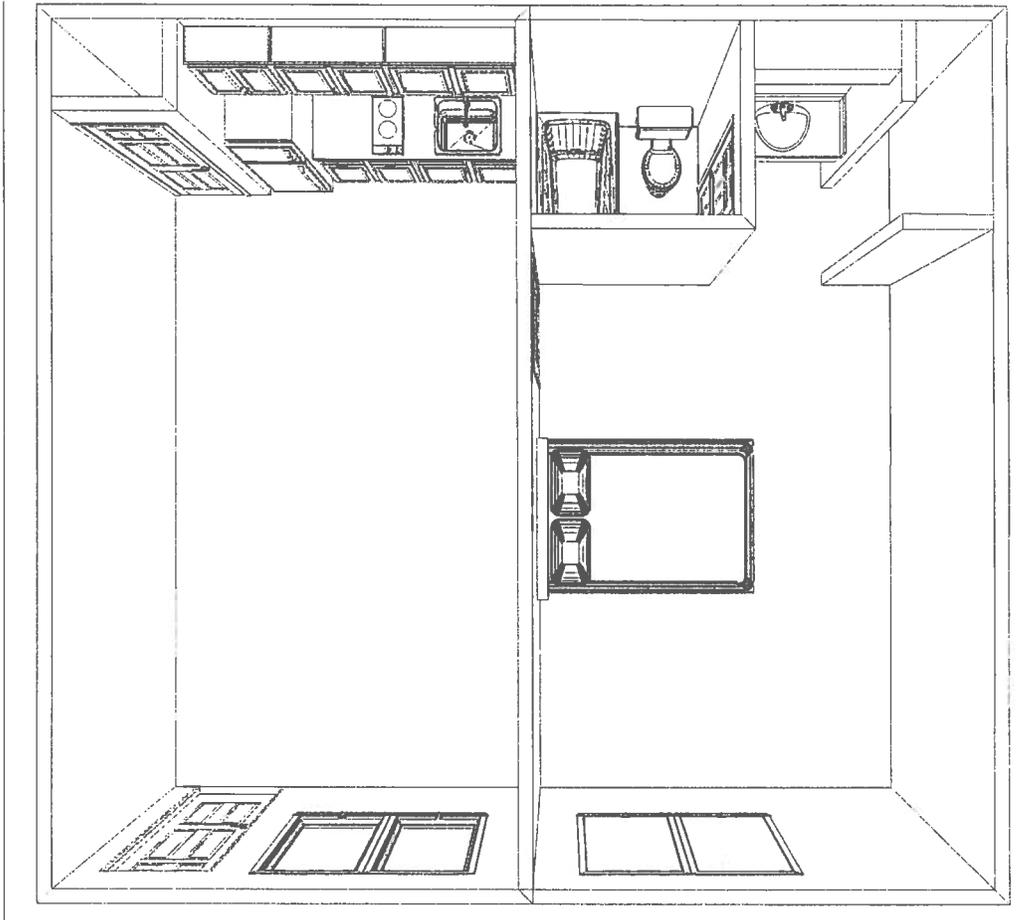


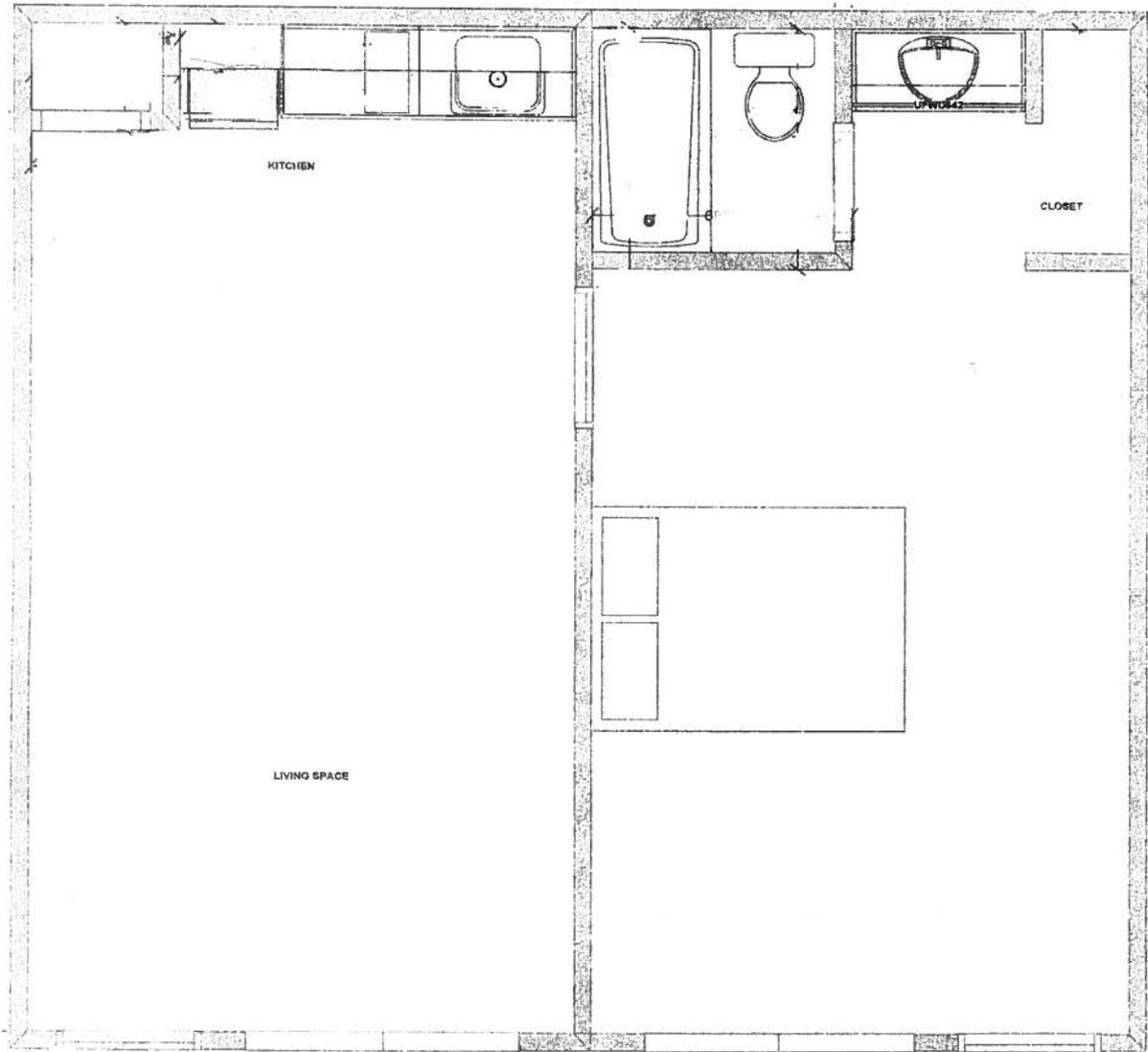
- Efficiency
- 1 Bed Room
- 2 Bed Room
- OFFICE
- Community Room + Laundry
- Storage + maintenance
- Exercise Room

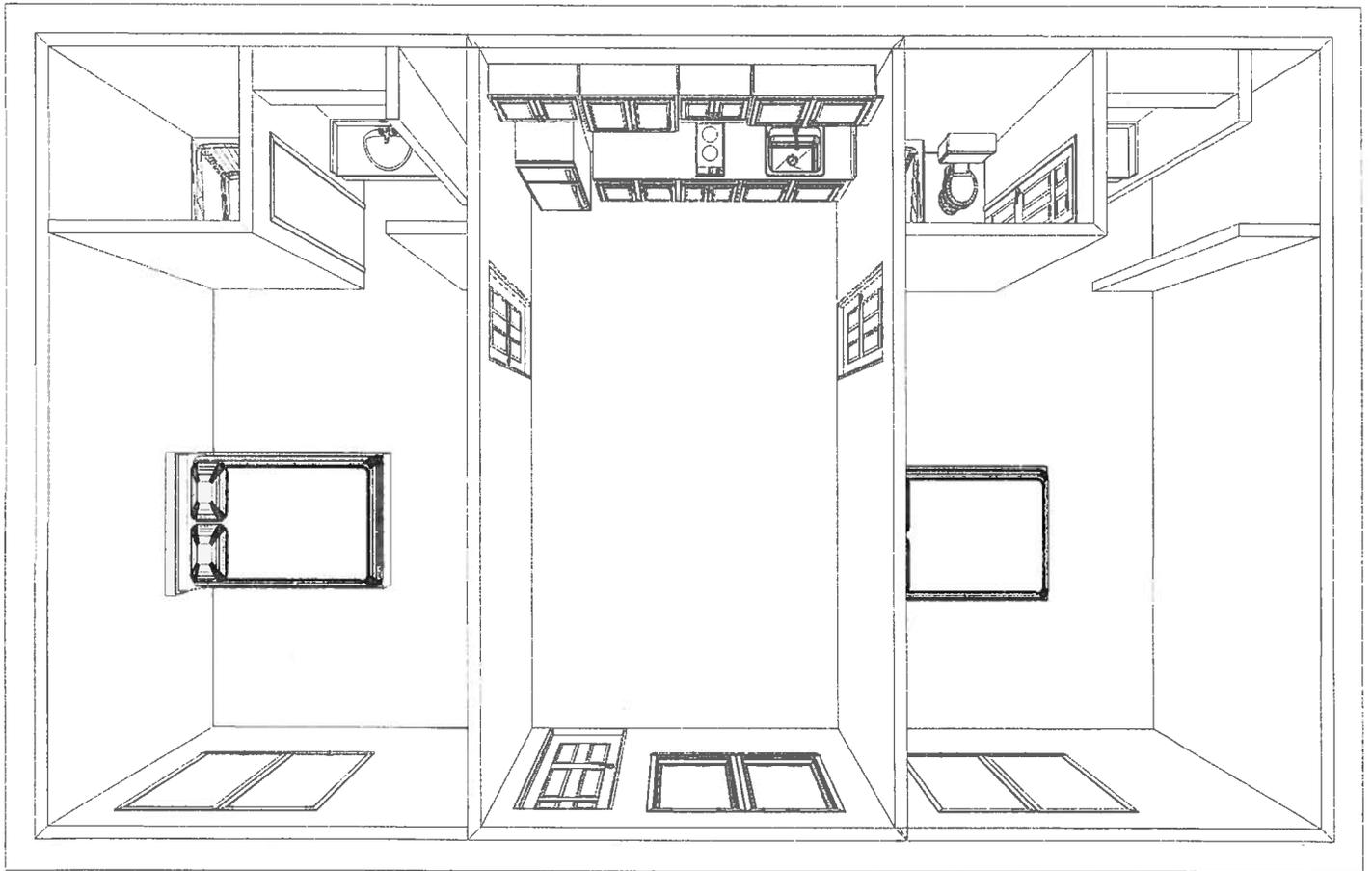


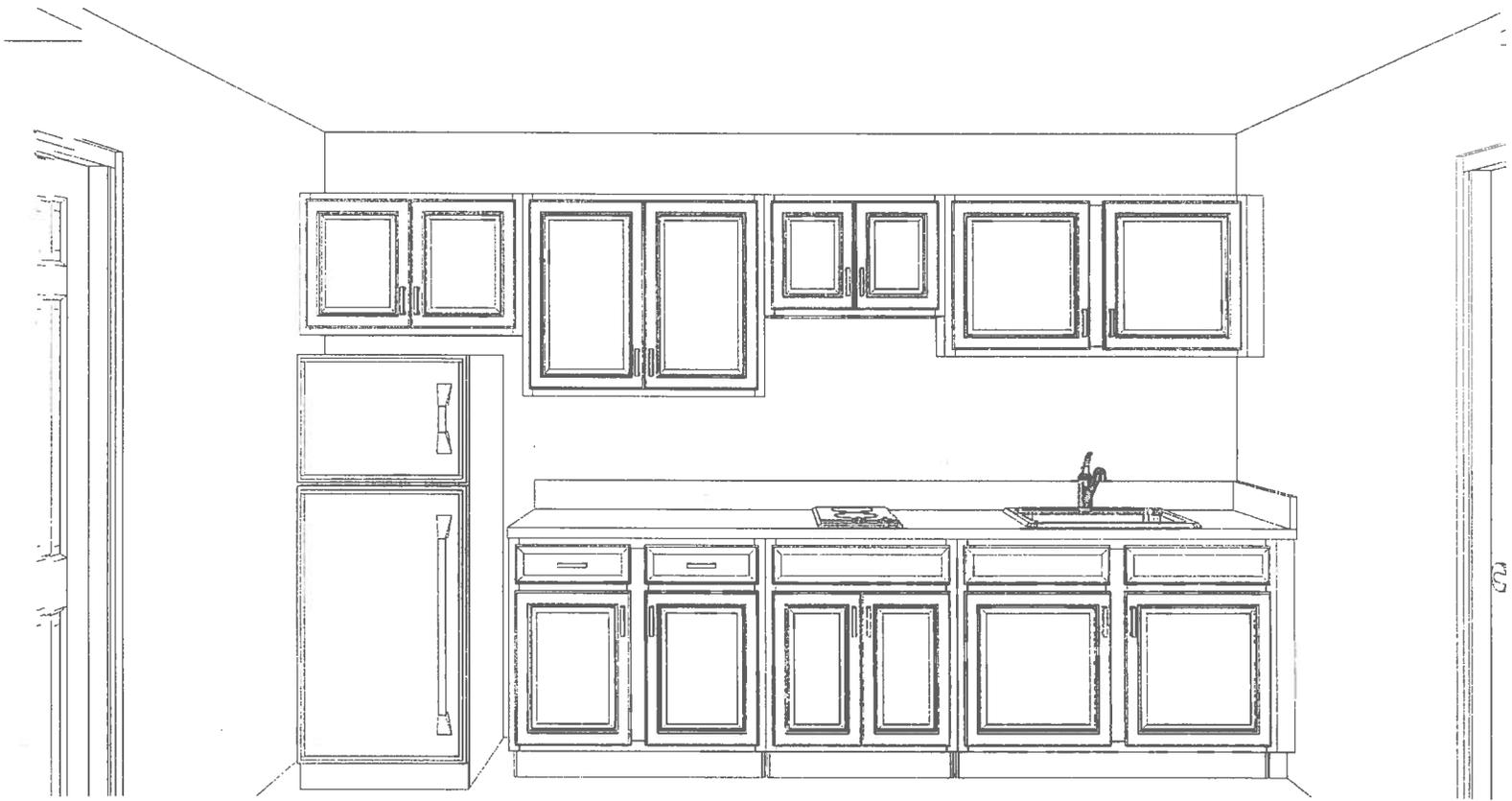












November 3, 2014

Dear Planning Commission,

I am writing this letter on behalf of a recent inquiry you received from Douglas Pons in regards to the partial transition of his hotel located on York Street into apartments.

As a City Resident and property owner, as well as a City Business Owner, we are always concerned with keeping the economic vitality in our community. The adaptive reuse of an aging hotel gives the Pons family an opportunity to continually meet the beautification goals of the City while maximizing property usage that will benefit local taxes. An empty hotel can quickly become an eyesore and the change to partial multifamily dwellings quickly eliminates that while providing a place for families, students or young professionals within walking distance of several major Williamsburg employers.

I am in favor of granting the Knights Inn with a special use permit designating the allowance of multifamily dwellings. I hope you find this letter useful as you move forward with your process.

Best Regards,  
Leslie Skinner

Leslie Skinner  
320 Burns Lane  
Williamsburg, Va 23185  
leslie.skinner@skinnerlawoffice.com



November 4, 2014

Reed Nestor, Planning Director  
City of Williamsburg  
Planning Department

Dear Mr. Nestor,

I, and a number of owners at the Village at Quarterpath, have several questions regarding the proposal to convert 60 motel units to 40 apartments at the Knights Inn at York Street and Quarterpath Road.

1. 37 units are proposed as efficiency apartments. How many people can legally occupy an efficiency apartment? How will this limit be enforced?
2. How will the apartments be managed? Will there be an on-site property manager? Will the property be managed by the front office of the motel?
3. How will leases be structured? Will short term 90 day leases be available?
4. Will any of the units be subsidized - such as Section 8 housing? If units are subsidized, what will be the ratio of subsidized to unsubsidized units?
5. Will units be rented by social service/non-profit agencies for their clients?
6. Will there be an income cap for renters?
7. With the addition of 40 affordable housing units to the existing affordable housing along York Street, what is the proportion of low cost housing in this area vis a vis the rest of the City?

Please address these questions at the Public Hearing on November 19. Thank you for your consideration.

Sincerely,



Deb Snyder  
237 Quarterpath Road  
debsnyder27@hotmail.com



**Reed NESTER - Fwd: call to action... Please.**

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**From:** Demetrios Florakis <DFlorakis@williamsburgva.gov>  
**To:** RNESTER@williamsburgva.gov  
**Date:** 11/5/2014 6:45 PM  
**Subject:** Fwd: call to action... Please.

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Letter I received

Sent from my iPad

Begin forwarded message:

**From:** "Craig Reeves" <[craigreeves3@gmail.com](mailto:craigreeves3@gmail.com)>  
**Date:** November 5, 2014 at 3:18:05 PM EST  
**To:** "Demetrios Florakis" <[dflorakis@williamsburgva.gov](mailto:dflorakis@williamsburgva.gov)>  
**Subject:** call to action... Please.

Commissioners,

Please consider this note as my favorable stance on the matter of the Special Use request by The Knights Inn property located at 620 York Street, Williamsburg that is either in front of you or very soon to be.

Trying to consider all serranoes and challenges the property currently faces I.E. age, location, product inventory in the market, economic climate, valuation, current opportunities for complete redevelopment, and so on, this seems to be the best option at present or for the near present. It is easy to speculate that in a “perfect world” set of options even the owner would prefer other and grander plans, but this situation doesn’t currently or in the near future operate in a “perfect world” environment. Appropriate place for a “lemons into lemonade” analogy. It helps satisfy the need for transitional housing, facelifts the property to some extinct, helps the economic viability of a local business, and addresses the health and safety of tenants (the 200lb gorilla in the room that our and other municipalities are currently facing). On the latter, as much as it saddens us to see a dozen kids catching a school bus in front of a

shoulder hotel... even more tragic would be a fire caused by “hot plate” cooking that surely exists in these conditions that could injure or kill a few or many of our less fortunate. Who could be in favor of that?

Saying that, I am not in favor of this being a cookie cutter solution for all or other marginal properties that suffer some of the same challenges. I think this is the perfect application of the “special use” permitting process that seems too often to be the kitchen junk drawer for projects. This cannot be a “one size fits most” or a door opening solution for everyone. This property’s unique address and location, setbacks, and layouts seem to make perfect sense for this conversion. Not a banker by profession, not even playing one on TV, but common sense would lead one to think that lending opportunities for a refit and improvements could become options that are surely not available for an aging hotel in a saturated market.

Lastly, we all know this property is not going away in the foreseeable future, so if we were to give the operator(s) a tool box of options it may aid them with abilities to help themselves and I believe we are looking at a winner-winner situation. Please consider actions of being short sighted or looking through rose colored glasses, I don’t think any of us citizens want to see or be neighbors to the property when the operator runs out of options.

I am out of the zip code for the meeting, but can be dflorakeasily reached for additional comment on the issue.

[Craigreeves3@gmail.com](mailto:Craigreeves3@gmail.com) or [757-592-4502](tel:757-592-4502) cell

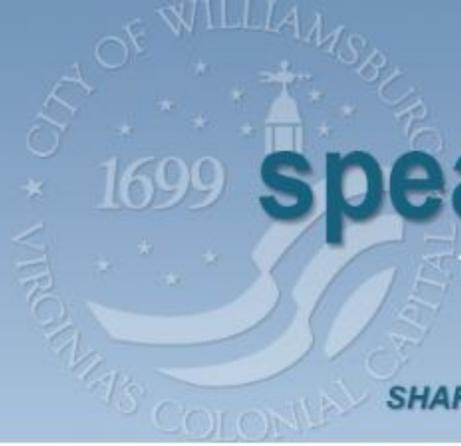
Thank you for your service,

Craig Reeves

Williamsburg local

616 College Terrace

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## Meeting: Planning Commission Agenda

Meeting Time: November 19, 2014 at 3:30pm EST

2 Comments   Closed for Comment November 19, 2014 at 3:00pm EST

The online Comment window has expired

## Agenda Item

A. PCR #14-023: Request of Quarterpath Associates, LP for a special use permit to convert 60 of the existing 128 motel rooms into 40 apartments at 614 and 620 York Street (Quarterpath Inn/Knights Inn). The property is zoned B-2 Corridor Business District.

[Memorandum](#)   [Applicant's Statement](#)   [Building Layout](#)   [Schematic Room Designs](#)   [Correspondence](#)

3 Public Comments



**Lance Zaal** at November 19, 2014 at 2:51pm EST

Support

After reading the article about this in the Daily Press this morning, failing to do this would benefit no one and cause harm to the community. Consider the alternative if we do not allow this man to invest in his property. His hotel business will likely fail. How will that serve any party? Just look at the numbers. Nearly 80 percent of the 130 rooms are unused. Let this man do what he needs to. He and his hotel are hurting from the changing landscape. They must be allowed to adapt to survive.



**Burton Foley** at November 19, 2014 at 2:28pm EST

Oppose

Why has the commission repeatedly ignored the recommendations of the staff in approving so many similar projects? Areas like this should be preserved for true multi-purpose use. It will get worse each time their recommendation is ignored. As a nearby homeowner, this is my concern too. The more property like this becomes transient housing, the less attractive this part of Williamsburg is to locals, tourists and consumers. And less attractive to the types of business that should be encouraged.